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Voted at Meeting of 1/ 9/75

BOARD OF APPEAL REFERRALS

January 9, 1975

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Roslindale Inc.
4192 Washington Street, Roslindale

MEMORANDUM

January 9, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 1/14/75

Petition No. Z-3236
Oscar Gallaher
104-108 Warren Street, Roxbury
at Winthrop Street

One-story restaurant - Model Cities Area - apartment (H-1) and
general business (B-1) districts.

Purpose: to provide accessory off-street parking; to combine lots.

Violation:

Section 10-1. In a residential district, accessory off-street parking may not occupy any part of the required front yard.

Thirteen off-street spaces would be provided for restaurant facility. It is recommended that suitable planting be provided as a buffer at the right side yard on Winthrop Street and that lighting be directed away from residential properties on Winthrop Street. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3236, brought by Oscar Gallaher, 104-108 Warren Street, Roxbury, in the Model Cities Area, for a variance to combine lots to provide off-street parking in apartment (H-1) and general business (B-1) districts, the Boston Redevelopment Authority recommends approval provided that suitable planting be provided as a buffer at the right side yard on Winthrop Street and that lighting be directed away from residential properties on Winthrop Street.



Z-3236
104-108 WARREN ST.
(ROX.)

Board of Appeal Referrals 1/9/75

Hearing date: 1/14/75

Petition No. Z-3237
 Robert C. Spencer
 22-24 Antwerp Street, Brighton
 near Ascot Street

Two-and-a-half-story frame structure - residential (R-.8) district.

Purpose: change of occupancy from two-family dwelling to three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 district.	5000 sq.ft.	3105 sq.ft.
Section 14-2. Lot area for additional dwelling is insufficient.	1500 sf/du	0
Section 17-1. Open space is insufficient.	800 sf/du	333 sf/du

Proposed conversion would create an undesirable precedent and would be detrimental to the predominant one- and two-family residences on this narrow street. There are no provisions for off-street parking. Recommend denial.

VOTED: That in connection with Petition No. Z-3237, brought by Robert C. Spencer, 22-24 Antwerp Street, Brighton, for a forbidden use and two variances for a change of occupancy from a two-family dwelling to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed conversion would create an undesirable precedent and would be detrimental to the predominant one- and two-family residences on this narrow street. There are no provisions for off-street parking.



GUEST STREET

STREET

BOSTON ST
ALBANY ST

LINCOLN

PORTSMOUTH STREET
PLAYGROUND

PORTSMOUTH

LAWRENCE

BRONSDON

STREET

FLETCHER STREET

SOUTH WAVERLY

BOSTON ST
ALBANY ST

LITCHFIELD

ASCOT

BRONSON

ANTWERP

HARVEY STEEL

22-24 ANTWERP ST.

Z-3237

(R.I.)

Board of Appeal Referrals 1/9/75

Hearing date: 1/14/75

Petition No. Z-3238
Bernard A. and Charlotte F. Shore
1360 Commonwealth Avenue, Brighton
at Scottfield Road

Two-story masonry structure - apartment (H-1 and H-2) districts.

Purpose: change of occupancy from public garage to sale, repair, and storage of motor vehicles.

Violations:

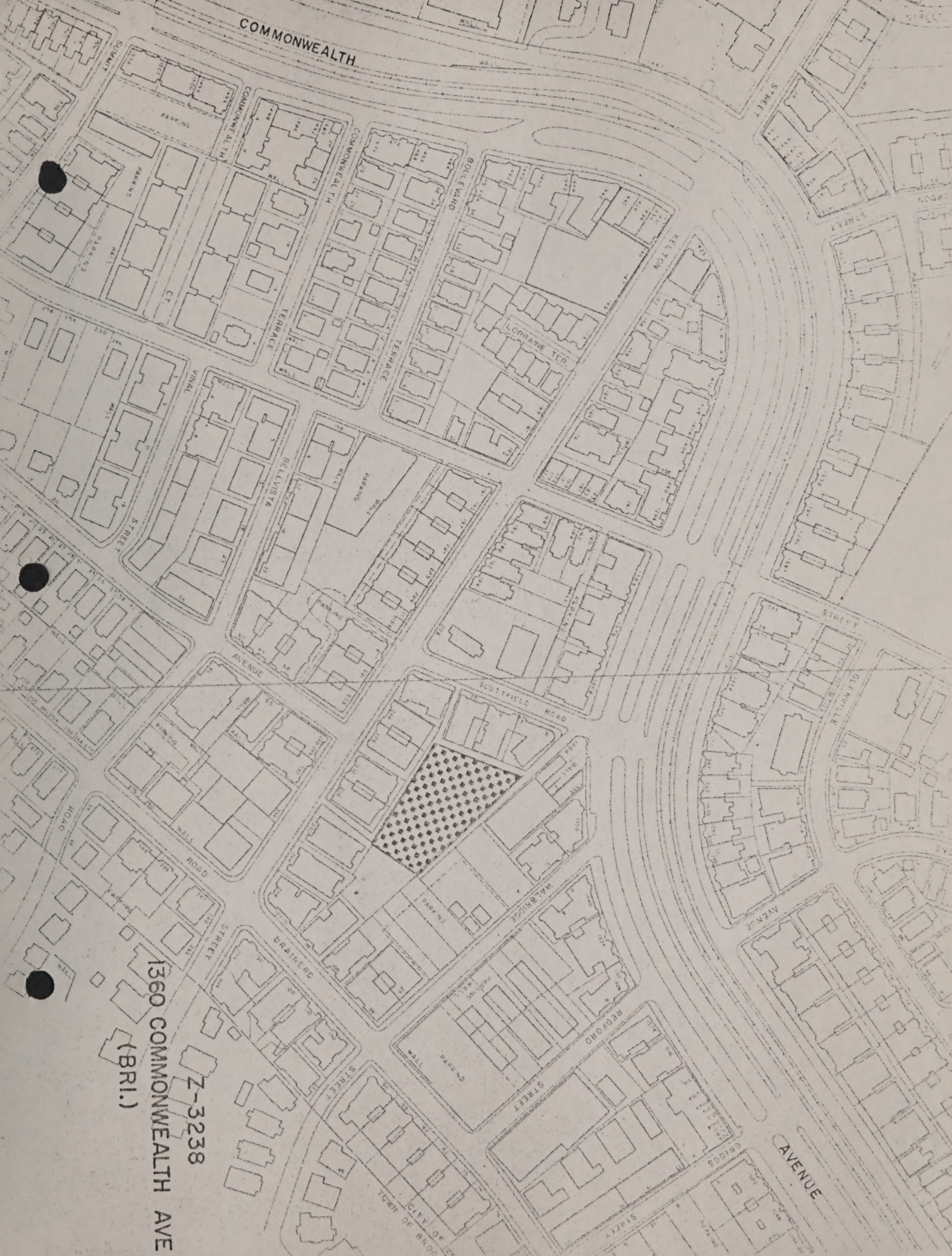
Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. A repair garage is forbidden in H-1 and H-2 districts.

Section 8-7. Sale of automobiles within a structure is forbidden in H-1 and H-2 districts.

The nonconforming repair and retail facility would tend to have a disturbing effect on this congested multifamily neighborhood. A significant demand for off-street parking exists in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-3238, brought by Bernard A. and Charlotte F. Shore, 1360 Commonwealth Avenue, Brighton, for a conditional use and two forbidden uses for a change of occupancy from public garage to sale, repair, and storage of motor vehicles in apartment (H-1 and H-2) districts, the Boston Redevelopment Authority recommends denial. The nonconforming repair and retail facility would tend to have a disturbing effect on this congested multifamily neighborhood. A significant demand for off-street parking exists in the area.



COMMONWEALTH

1360 COMMONWEALTH AVE
(BRI.)
Z-3238

Board of Appeal Referrals 1/9/75

Hearing date: 1/14/75

Petition No. Z-3240
 Salvatore Guarino
 43 Beachview Road, East Boston
 near Orient Avenue

5,000 square feet of vacant land - single-family (S-.5) district.

Purpose: to erect a one-family dwelling - single-family (S-.5) district.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	6,000 sf	5,000 sf
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.

The one-family dwelling and basement garage is a reasonable land use and consistent with surrounding residential properties. Violations are minimal and will not have adverse effects. Recommend approval.

VOTED: That in connection with Petition No. Z-3240, brought by Salvatore Guarino, 43 Beachview Road, East Boston, for four variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. The one-family dwelling and basement garage would be consistent with surrounding residential properties. Violations are minimal and will not have adverse effects.



Z-3240
43 BEACHVIEW RD
(E.B.)

AYWOOD

MONTMORENCY

GLADSTONE

LEYDEN

ROAD

BEACHVIEW AVENUE

SEA VIEW AVENUE

TOWER STREET

DRUMLIN AVENUE

SELMA STREET

LEYDEN STREET

GLADSTONE STREET

HENDLEY ELEMENTARY SCHOOL

PARKING

Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petition No. Z-3241
Massachusetts General Hospital
25 Commonwealth Avenue, Boston
near Berkeley Street

Three-story masonry structure - apartment (H-5-70) district.

Purpose: to change occupancy from one-family dwelling to dormitory.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dormitory not on the same lot but accessory is conditional in an apartment (H-5-70) district.		
Section 23-1. Off-street parking is insufficient.	5 spaces	2 spaces

In 1969 the petitioner was granted a five-year conditional use; the Authority had previously recommended approval. Current appeal requests continuance of the dormitory facility for 28 student nurses. Petitioner owns the abutting property at 27 Commonwealth Avenue, similarly occupied as a dormitory. All students are required to utilize the main hospital parking facilities. Following is recommended: that the dormitory be continued for an additional five years and that the property comply with building and housing inspection code requirements. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3241, brought by Massachusetts General Hospital, 25 Commonwealth Avenue, Boston, for a conditional use and a variance for a change of occupancy from a one-family dwelling to a dormitory in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the dormitory use be continued for another five years and that the property comply with building and housing inspection code requirements.

BEACON

MARLBOROUGH

COMMONWEALTH

NEWBURY

ST.

BOYLSTON

ST.

ST.

Z-3241

25 COMMONWEALTH AVE.

(B.P.)



Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petition No. Z-3243
 West Roxbury Congregational Church
 1963 Centre Street, West Roxbury
 at Mt. Vernon Street

18,590 square feet of vacant land - single family (S-.5) district.

Purpose: to erect a one-story church structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area for additional unit is insufficient.	4000 sf/u	839 sf/u
Section 15-1. Floor area ratio is excessive.	.5	.8
Section 16-1. Height of building is excessive.	35 ft.	45 ft.
Section 18-4. Front yard is insufficient.	30 ft.	22 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	6 ft.
Section 23-2. Off-street parking is insufficient.	26 spaces	1 space

The new church would replace a similar facility destroyed by fire in 1973. Violations would not have an adverse effect on the immediate area (residential-commercial-institutional). Arrangements should be made with adjacent supermarket facility to provide required off-street parking. Plans should be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3243, brought by West Roxbury Congregational Church, 1963 Centre Street, West Roxbury, for six variances to erect a one-story church in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided the petitioner arrange with adjacent supermarket to provide required off-street parking and provided that plans be submitted to the Authority for design review.

Z-3243

1963 CENTRE ST.

(W.R.)

BILLINGS FIELD

CENTRE



Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petition No. Z-3244

Hugo Valandro

284-284A Newbury and 42-44 Gloucester Streets
Boston

Three-story brick structure - general business (B-4-70) district.

Purpose: change of occupancy from music school, classrooms, and studios to 18 apartments and restaurant.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 8-7. A restaurant is conditional in a B-4-70 district.		
Section 20-1. Rear yard is not provided.	20 ft.	0
Section 23-1. Off-street parking is not provided.	13 spaces	0

Petitioner is relocating from site at Berkeley Street and Commonwealth Avenue. It is proposed to remodel and convert the vacant structure to a viable occupancy of 18 one-bedroom apartments; the basement restaurant would accommodate approximately 100 persons. The Back Bay Federation has expressed approval of the development. Following is recommended: that the petitioner indicate to the Board of Appeal the acquisition or lease of space to provide off-street parking; that the restaurant operation terminate at 11:00 P.M. each evening; and that any exterior patio service terminate at 10:00 P.M.; that restaurant plans be approved by the Health and Hospitals Department. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3244, brought by Hugo Valandro, 284-284A Newbury and 42-44 Gloucester Streets, Boston, for a conditional use, a change in a conditional use, and two variances for a change of occupancy from music school, classrooms, and studios to 18 apartments and restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the petitioner indicate to the Board of Appeal the acquisition or lease of space to provide off-street parking; that the restaurant operation terminate at 11:00 P.M. each evening and that any exterior patio service terminate at 10:00 P.M.; that restaurant plans be approved by Health and Hospitals Department. The Back Bay Federation has expressed approval of the development.

284-284A NEWBURY ST.

42-44 GLOUCESTER ST.

(உ.ந.)

8

Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petition No. Z-3245
Columbia Car Corp.
273 Columbia Road, Dorchester
near Wyola Place

One-story masonry structure - Model Cities Area - local business (L-1)
and manufacturing (M-1) districts.

Purpose: change of occupancy from car wash to car wash and retail gasoline
sales.

Violation:

Section 8-7. A gas service station is conditional in an L-1 district.

Facility has existed at the site for many years. Proposed additional customer
service would not have an adverse effect on adjacent properties. Recommend
approval with Board of Appeal guideline proviso.

VOTED: That in connection with Petition No. Z-3245, brought
by Columbia Car Corp., 273 Columbia Road, Dorchester,
in the Model Cities Area, for a conditional use for a
change of occupancy from a car wash to a car wash and
retail gasoline sales in local business (L-1) and
manufacturing (M-1) districts, the Boston Redevelopment
Authority recommends approval provided the facility
complies with Board of Appeal gas service station
guidelines. Proposed additional customer service would
not have an adverse effect on adjacent properties.

Z-3245
273 COLUMBIA ROAD
(DOR.)

Board of Appeal Referrals 1/9/75

Hearing date: 1/14/75

Petition No. Z-3248
Roselyn Realty Trust
Western Auto Parks, Inc.
Steven D. Karas
16-18 Kingston Street, Boston
near Summer Street

2,944 square feet of vacant land - general business (B-10) district.

Purpose: to use premises as parking lot for 15 cars, charging a fee.

Violation:

Section 8-7. A parking lot is conditional in a B-10 district.

No evidence has been submitted to justify the facility in a restricted parking district. Proposal represents an unreasonable use of land, would only add to the many small parking lots already existing in the area, and is not consistent with long range plans for the central business district. Recommend denial.

VOTED: That in connection with Petition No. Z-3248, brought by Roselyn Realty Trust and Western Auto Parks, Inc., 16-18 Kingston Street, Boston, for a conditional use to use premises as a parking lot for 15 cars, charging a fee, in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. No evidence has been submitted to justify the facility in a restricted parking district. Proposal represents an unreasonable use of land, would only add to the many small parking lots already existing in the area, and is not consistent with long range plans for the central business district.



Z-3248
16-18 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petitions Nos. Z-3249-3250
Edward Vozzella and James F. Mahoney
2480-2484 Centre Street, West Roxbury
at Dana Road

14,638 square feet of vacant land - single-family (S-.5) district.

Purpose: to erect two two-family dwellings.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A two-family dwelling is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	1323 sf/du
Section 18-1. Front yard is insufficient.	30 ft.	20 ft.

Neighborhood is predominantly single-family. Proposal represents an unreasonable use of land, would create an adverse precedent, and does not comply with conditions required for a variance. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-3249-3250, brought by Edward Vozzella and James F. Mahoney, 2480-2484 Centre Street, West Roxbury, for two forbidden uses and four variances to erect two two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal represents an unreasonable use of land, would create an adverse precedent, and does not comply with conditions required for a variance.



Z-3249-50
2480-2484 CENTRE ST.
(W.R.)

Board of Appeal Referrals 1/9/75

Hearing date: 1/21/75

Petition No. Z-3254
 Knights of Columbus Building Association
 of Roslindale Inc.
 4192 Washington Street, Roslindale
 at Basile Street

Two-story masonry structure - local business (L-.5) district.

Purpose: to erect a two-story addition to a private club.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval..		
Section 15-1. Floor area ratio is excessive.	0.5	1.2
Section 23-2. Off-street parking is insufficient.	9 spaces	0

Addition (900 square feet of floor area) would be utilized for storage purposes. Staff recommends that provisions be made for required off-street parking and that plans be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3254, brought by the Knights of Columbus Building Association of Roslindale Inc., 4192 Washington Street, Roslindale, for a conditional use and three variances to erect an addition to a private club in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the petitioner acquire or lease space to supply required off-street parking and that plans be submitted to the Authority for design review.

4192 WASHINGTON ST
(R.O.S.)

Z-3254

